

Chester Main Street Project Committee

Regular Meeting, April 23, 2019

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1. Call to Order

The Chester Main Street Project Committee held its regular meeting on Tuesday, April 23, 2019, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Chairman Michael Joplin called the meeting to order at 7:00 PM.

2. Seating of Members

Those members in attendance were Michael Jopiin, Chuck Mueller, Leslie Strauss, Charlene Janeczek and Jeremy Ziemann. Selectman James Gryzbowski was also present.

3. Group Discussion with Property Owners in the Project Area

4. Discussion of Upcoming Public Informational Meeting

Chairman Joplin indicated at the last meeting it was noted that the property owners will have a very different set of concerns than the tenants. He described the project and the project area. He noted the project has been funded by the State. It is scheduled for 2020 about one year away. The project area goes from 10 to 15' off the new State Bridge up to just shy of the cemetery parking lot. The timing is probably April of 2020. It could be May, June or July. Heavy construction would occur for about 3 to 3 ½ months. The project would include sidewalks, curbs, road bed. The road bed would be entirely removed and dropped about a foot from where it is now. Joplin noted Chester is a wooden town and it is likely there will be rot on the sill of the buildings. The extent of that will not be known until the sidewalk comes out and the grade is dropped. That has to be repaired before another sidewalk goes in. This isn't earth shattering, but it has to be repaired as soon as it is uncovered. The project can't progress until that part of the project is done. Chairman Joplin noted money has been put aside, but the State will not pay for that. There will probably have to be a discussion one on one with the property owners. The most serious condition is in front of Simons and River Tavern and maybe Lori Warner and The Villager. The sidewalk is suspended over a void in that area. The State has said they will supply fill, not concrete, to fill the void provided the inboard wall is structurally sound. The question is, is the inboard wall fit to hold the fill. That area runs from the Villager to at least the mid-point of River Tavern. Once the sidewalk is taken out, we have to move expeditiously.

Selectman Grzybowski noted the Town has put aside \$80,000 to assist with the foundation work. The question is whether the property owners will have to take on some of this for the foundation and sill. Chairman Joplin noted the property line of these buildings is on the outboard side of the void. Simons and River Tavern own the void. There are no utilities in the void. Sewer and water run through the void. Howard Pfrommer has measured all the voids.

Bill DeJonge asked who will run this project. It's a town project funded by the State. Will the town go out to bid?

The question was asked if the sidewalk will be ADA compliant. Chairman Joplin noted since it is State funded, it has to be ADA compliant unless it is impossible to do. Another question was do

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the buildings have to be ADA compliant for entry. Selectman Grzybowski noted unless one is doing more than 20% renovation to the building, it doesn't have to be ADA compliant.

Another question was is there any insurance for this type of thing, bringing a building into ADA compliance. Chairman Joplin replied he didn't think so. Selectman Grzybowski noted it wouldn't hurt to check with the insurance company.

There was discussion regarding ADA compliance, sill repair, insurance, etc.

Linda Reid asked if there was anything else other than sills and foundation.

There was discussion regarding the construction contract and that there are several areas that could be negotiated, like doing only a section of the sidewalk at a time. The road, however, can't be done like that. The whole road will be torn out for about 1 ½ months. Things can be negotiated, but it will lengthen the timing of the project. The lay down area has to be decided. Where does the Farmer's Market go?

Chuck Mueller noted Jacobson is working on phasing and logistics. That will eventually become part of the contract documents.

Laura Grimmer asked if there was anything from State or Federal sources for loss of business money. Selectmen Grzybowski and Janecek noted business owners should check with their insurance company.

Sue Sbrolla asked how the \$80,000 would be used. Selectman Grzybowski noted that isn't known until we know a little more about what has to be done. There will be some onus on the property owner. Grzybowski also noted there is work to be done on Maple and Spring Streets that the State will not cover. LOTCIP is for major thoroughfares only.

Chairman Joplin also noted before this starts the Connecticut Water Company has to replace the water line from the cemetery to the bridge. It was noted the Selectmen have a meeting with the Water Company on May 4th to discuss this mater.

Selectman Grzybowski noted the contractor will have to be cognizant of people getting into and out of the buildings and minimize that risk as much as possible. Chairman Joplin noted there will be times when the front door will not be usable.

Leslie Strauss noted another hardship is parking. It was noted the Selectmen have initiated improvements to the Maple Street Parking Lot and the walkway to Main Street.

Chairman Joplin noted someone needs to look into where the Farmer's Market will go.

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Karin Badger asked if the Town is forced to take the lowest bid. Selectman Grzybowski noted the Town will take the lowest qualified bid based on a number of things. Sue Sbrolla asked if there would be incentives for the contractor to finish early and penalties if completed late. Selectman Grzybowski replied yes and that he has never written a bid without a penalty.

Chairman Joplin noted the Committee is willing to talk to property owners one on one. Grzybowski noted he would encourage individual meetings as every building is different with different concerns. Anyone wishing to have a meeting should contact the Selectman's Secretary. It was also noted there are drawings of the project in the Town Hall Lobby for anyone to look at. Leslie Strauss noted the only difference between the two drawings is material and aesthetics.

Chuck Mueller noted there will be a Public Informational Meeting on May 14th at Town Hall at 7:00 PM.

Selectman Grzybowski noted we all know this is going to be difficult, but the project will last about 20 years. Chairman Joplin noted it will also enhance the Village.

5. Discussion of Changes to Flag Pole Area

It was noted the flag pole area still needs to be reviewed. There aren't a lot of changes in that area. The hydrant will be moved from the island to in front of Priscilla Robinson's as it's not usable in the current location.

6. Other Business, if any – none.

7. Bills for Payment – none.

8. Approval of Minutes – April 9, 2019

Motion by Mueller, second by Janecek, to approve April 9, 2019 Minutes amended as follows –

- **Under 4. Paragraph 2, 2nd sentence should read, "He also noted the Committee has narrowed the plaza area down to two layouts."**

Unanimously Approved.

9. Audience of Citizens

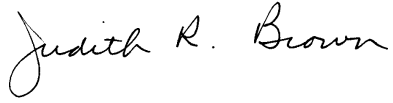
Citizens present included Laura Grimmer and Husband (51 Main Street), Bill DeJonge (6 Main Street), Michael Spears (21 Main Street), Karin Badger, Sue Sbrolla (11, 17, 36-42, 23-29 Main Street), Priscilla Robinson (44 Main Street), Toby ? , Will Schaefer and Lyle Schaefer.

10. Adjournment

Motion by Mueller, second by Janecek, to adjourn at 8:25 PM. Unanimously Approved.

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Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Judith R. Brown, Recording Secretary